

Brunner Brothers Store
170 South Oregon Street
Jacksonville
Jackson County
Oregon

HABS No. ORE-64

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PHOTOGRAPH

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
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HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. ORE-64

BRUNNER BROTHERS STORE

Location: 170 South Oregon Street, Jacksonville, Jackson County,
Oregon

PART I. HISTORICAL INFORMATION

The Brunner Brothers Store of 1855 is the oldest surviving brick structure in Jacksonville.¹ Jacob Brunner and Henry Goldsmith originally acquired the land on which it stands from James Cluggage and Fred R. Furbay in 1853.² In September 1854, Horace and Abel Reed, brick manufacturers, sold J. A. Brunner and Co. sixty thousand "good bricks suitable for building," to be delivered between April 15, and June 1, 1855. The cost was \$14 per thousand, with Brunner agreeing to provide up to one-half the total value of the bricks in groceries and money as the work progressed; in return, he secured a lien on the brickyard.³

Jacob Brunner operated his store with his partner Henry Goldsmith until April 1860, when Goldsmith sold his interest to Brunner.⁴ The lot at that time was considerably larger than that occupied by the building today: in December 1860, Brunner sold John Drake the north end of the lot along with the rights to attach a brick building to the north wall of the Brunner building.⁵ (Although Drake did not construct such a building, the rights to use the wall continued in the deed to the property--which subsequently passed to John Orth.⁶ In 1872, Orth used the deeded privilege in constructing his two-story building.⁷) In December 1861, Henry Goldsmith and Henry Lauer attached the property of J. A. Brunner and Company for the recovery of debts; the property included a store in Ashland, Oregon, as well as the Jacksonville store.⁸ In 1864 Jacob and Pauline Brunner, then resident in San Francisco, sold the building to Henry Goldsmith and Henry Lauer.⁹

Over the years the building was rented to a number of tenants. In 1863, Muller and Brentano's General Merchandize store occupied the building.¹⁰ In 1868, M. Mentzer's store occupied the "old tumble down brick building" opposite the McCully Building.¹¹ As shown on the 1868 map of the business district, the building had an extended wing to the west running along Main Street.¹²

In August 1870, Gustav Karewski leased the brick store from Henry Goldsmith for five years at an annual rent of \$300 gold coin. The lease agreement indicates that the building was very much in need of repair, since Karewski agreed to put a roof on the building and lay new floors.¹³ Two years later, Karewski purchased a parcel of land located on the north side of Main Street backing onto the store lot.¹⁴ He evidently improved the back part of the enlarged lot with a two-story building which was used as a warehouse. Just after the fire of 1888, the Democratic Times reported that

the roof and upper story of G. Karewski's brick and stone warehouse, back of Orth's block, were burned out; but fortunately he had a brick upper floor in the building, and the contents of the lower story were comparatively uninjured.¹⁵

Apparently the smaller, brick store building--protected on its north side by the taller Orth Building--was not damaged by the fire.

The structure is now owned by the Jackson County Library Board, which operates it as a branch library.

FOOTNOTES

1

Jackson County Deeds, August 17, 1864. When Jacob and Pauline Brunner sold the building to Henry Goldsmith and Henry Lauer in 1864, the deed referred to the lot "together with the brick building erected thereon in the year 1855."

2

Ibid., November 8, 1853.

3

Ibid., September 14, 1854.

4

Ibid., April 25, 1860.

5

Ibid., December 10, 1860.

6

Ibid., March 20, 1865.

7

An examination of the walls of the two buildings shows that the second story south wall of Orth's building rests on the top of the north wall of the Brunner Brothers Store Building.

8

Jackson County Deeds, December 19, 1861.

9

Ibid., August 17, 1864.

10

The Oregon Intelligencer, June 20, 1863; "Map of Jacksonville," 1868.

11

"Oregon Street Improvements in Past Year," Jacksonville Reveille Weekly, August 15, 1868.

12

"Map of Jacksonville," 1868.

13

Jackson County Deeds, August 16, 1870. The lease was recorded among the deed records of the County; while the recording of leases was not a standard practice, this is not a unique case either.

14

Jackson County Deeds, June 29, 1872.

15

The Democratic Times, September 13, 1888.

PART II. ARCHITECTURAL INFORMATION

A. Description of Exterior:

1. Number of stories: The entire building is one story.
2. Number of bays: The front (east) facade--which was originally three bays--is now four bays, due to the insertion of a brick pillar in the middle of the central entrance. The side (south) elevation has three window bays, now bricked over.
3. Layout, shape: The building is a rectangular block.
4. Wall construction, finish, color: The walls are unpainted brick, laid up in common bond, with every sixth course headers. The back (west) wall has been completely replaced.
5. Openings:
 - a. Doorway: The two doorways formed by the insertion of a pillar in the middle of the central doorway contain modern wooden doors.
 - b. Windows: The windows are modern one-over-one light, fixed sash. On the south wall the brickwork reveals the outlines of three original windows with segmentally-arched heads.

6. Roof:

- a. Shape: The present shed roof slopes to the south.
- b. Cornice: On the south wall, traces of the original cornice remain. It has five courses of brick forming a frieze, above which is a projecting course of alternating projecting and receding bricks; above this dentil course is a projecting single course topped by another projecting band of two courses.

B. Description of Interior:

The interior has been completely remodelled for use as a public library.

C. Site and Surroundings:

The building faces southeast on South Oregon Street; its south elevation parallels Main Street. The north wall is attached to the Orth Building.

D. Original Appearance:

The building has been frequently remodelled; hence, little of the original work remains. The structure originally had a three-bay facade with three rectangular door openings spanned by lintels; above the lintels depressed semielliptical relieving arches carried the walls. A frieze band was painted with "J. A. Brunner & Bro." Above the frieze a cornice and a low parapet masked the eaves. The cornice and parapet ran along all sides of the building (including the north elevation, since the building was constructed almost twenty years before the Orth Building). On the back (west) facade there was a shed-roofed frame addition, two bays deep.

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